

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/36 Ridley Street Albion VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$190,000

&

\$210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,000

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8/36 Ridley Street Albion VIC 3020	\$190,000	19-Oct-20
16/23 King Edward Avenue Albion VIC 3020	\$198,000	26-May-20
12/31 Ridley Street Albion VIC 3020	\$207,000	12-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2021

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8/36 Ridley Street Albion VIC 3020 Sold Price **\$190,000** Sold Date **19-Oct-20**

1 1 1

Distance -



16/23 King Edward Avenue Albion VIC 3020 Sold Price **\$198,000** Sold Date **26-May-20**

1 1 1

Distance **0.08km**



12/31 Ridley Street Albion VIC 3020 Sold Price ^{RS} **\$207,000** Sold Date **12-Jan-21**

1 1 1

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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